

Board of Mayor and Aldermen
Regular Meeting, Nolensville Elementary School
Thursday, August 4, 2005, 7:00 p.m.

Mayor Charles Knapper opened the meeting at 7:01 p.m. Members present were Mayor Knapper, Aldermen Jimmy Alexander, Joe Curtsinger, Tommy Dugger, and Larry Felts. Counsel Robert Notestine, Town Planner Henry Laird, Town Engineer Rich Woodroof and Recorder Cindy Lancaster. There were 27 citizens present.

Mr. Frank Wilson led the prayer and pledge.

Mayor Knapper ask the board for permission to change the agenda order noting that Mr. Gerald Swetman, Postmaster of the Nolensville Post Office was in attendance. Mr. Swetman introduced himself to the board and public. After this introduction, Mayor Knapper performed the Oath of Office for Police Chief Paul Rigsby. Chief Rigsby then introduced Mr. Karl Tarrt the new part-time police officer for the Town of Nolensville.

Mayor Knapper then asked if there were any citizens that had comments.

Ms. Susan Hobbs, 870 Dortch Lane, noted that Sheldon Park had begun construction and she remembered the developer stating that they would be visiting homes on Alec Court, Dortch Lane and adjacent streets to take pictures prior to blasting. She noted that she did contact the developer and he came to her home. Alderman Curtsinger stated that he remembered the blasting company would be coming by homes and this was state regulated. She further stated that the flag at the corner of the Shell station is tattered and torn. Mayor Knapper stated that this belongs to the homeowners association.

Ms. Katy Jones, Clovercroft Road, directed comments to Alderman Felts, noting that she did not want any hard feelings that the road had noting to do with Joe Rossi, although had to do with genealogy.

Ms. Jackie Hicklen stated that she had noting to say at this time.

There was no further citizen input.

Alderman Curtsinger made a motion to approve the minutes from July 7, and July 26, 2005, Alderman Alexander seconded. The minutes were approved unanimously.

Recorder Lancaster noted that due to a computer glitch there would not be a treasurer's report, although would be forthcoming next week.

Mr. Willis Wells Planning Commission Member reported the following:

- There were concerns of lot size in Yorkshire development.
- Brittain Plaza was put off until next month (aka Yazdian Property).
- Major Thoroughfare Plan passed unanimously.
- Ballenger Farms Phase II has minor issues. Revised plat to be brought back.
- Lot 3 Haley Industrial was approved with minor issues.
- Bent Creek Phase II Final, all comments had been addressed and was approved.
- Monthly Bond report was passed unanimously.

Betty Friedlander reported for the Historic Commission:

- Due to Mrs. Friedlander's absence there was no report.

Chief Presley Hughes reported for the Nolensville Volunteer Fire Department.

- Noted currently have 28 members and 2 applications are being reviewed.
- Two members have enrolled in EMT course.
- Homeland Security will have a 72-hour exercise.
- First Tennessee Bank had a reception for the Fire Department and he thanked the Aldermen for attending.

Rich Woodroof, Town Engineer/Codes Official reported for the Codes Department.

- Noted Codes computer program was not functioning properly, therefore accurate numbers were not available at this time.
- Henry Laird has been working hard on the zoning ordinance revisions.
- Bonds for Section I & II of McFarlin Woods has been called.

Alderman Curtsinger inquired about the paving on Cowan Drive. Engineer Woodroof stated that it has been requested to pave and it is on the punch list. Alderman Curtsinger further asked if the drainage at Oak Creek had been fixed. Engineer Woodroof stated that it has not been addressed, although he has met with the contractor.

Chief Paul Rigsby reported for the Police Department.

- Stated a written report was submitted.
- Noted staff is currently low, although new hire applications are being reviewed.
- Hoping to be fully staffed within 60 days.
- Officer Joe Baynham was praised for the good work he has done noting he has gone above and beyond.

Mayor Knapper reported for the Public Works

- Stated a written report was submitted.

Mayor Knapper's report:

Mayor Knapper noted that today he met with various representatives on funding for TDOT in regards to the bypass. He noted that it would take about one year to perform the various studies. Within that year we can show our intent and it will then move up the ladder.

He further noted that Mr. Dennis Cook with TDOT has been working on traffic signals on Sunset and Clovercroft Roads. He stated that this would not be a cost to the town.

Mayor Knapper stated that the Town of Nolensville has received a \$7,800 grant for signs.

Mayor Knapper encouraged everyone to attend the Williamson County Fair. He noted that every hotel in Williamson County is booked for this event.

Counsel Notestine reported on the litigation issues. He noted that settlement has been

reached with the annexation. The interlocal agreement is on the same path. It is hoped to have both of these completed within the month of August.

Public hearing of ordinance 05-16 an ordinance to amend the zoning ordinance 04-09 in regards to Urban Residential zoning district in order to improve upon the objectives of this district opened at 7:32. Alderman Alexander stated that this is an attempt to clarify some discrepancies within the UR zoning. Counsel Notestine reminded the audience that this is a public hearing and no vote will be taken tonight. Alderman Curtsinger asked for clarification that this only applies in the UR zone. Alderman Alexander stated that this is an overlay for the UR zone. Town Planner Laird stated that this is written to be a UR Planned Development not an overlay. The density and bulk standard were revised. The public hearing ended at 7:36.

Public hearing of Ordinance 05-17 an ordinance to amend the zoning map of Nolensville to rezone property currently Village (V) to Village Fringe (VF) opened at 7:36. Town Planner Mr. Laird stated that the proper notifications were not sent, therefore the public hearing will be held next month.

Public hearing of Ordinance 05-18, an ordinance to amend the zoning ordinance 04-09 in regards to the treatment of automotive and other vehicular sales opened at 7:37. Counsel Notestine noted that this ordinance defines automotive and vehicle sales. Town Planner Laird stated that the board had made some suggestions last month. Mr. Laird made various suggestions and Mayor Knapper ask that those be placed in written form and presented to the Board next month. The public hearing was closed at 7:40.

Public hearing of Ordinance 05-19, an ordinance to amend the zoning ordinance 04-09 in regards to the regulation of food service stands opened at 7:40. Mr. Laird described this ordinance noting that food stands will be approved with a temporary festival permit only. The public hearing was closed at 7:42.

Public hearing of Ordinance 05-20, an ordinance to amend the zoning ordinance 04-09 in regards to delineating interior parking in Appendix B, and landscaping, buffering and tree protection opened at 7:42. Counsel Notestine noted that this is a “clean-up” ordinance. Engineer Woodroof stated that this ordinance clarifies parking lots. The public hearing closed at 7:44.

Second reading for Ordinance 05-13, an ordinance to amend zoning ordinance 04-09 in regards to review standards. Counsel Notestine described this ordinance briefly. Alderman Felts made a motion to approve this ordinance, Alderman Dugger seconded and this passed unanimously.

Second reading for Ordinance 05-14, an ordinance to amend ordinance 04-09 in regards to underground utilities. Counsel Notestine briefly described this ordinance. Engineer Woodroof stated that it is difficult for an industrial park to install underground utilities. Alderman Curtsinger made a motion to approve this ordinance, Alderman Alexander seconded and this passed unanimously on second reading.

Second reading for Ordinance 05-15, an ordinance to amend the zoning map from Suburban Residential (SR) to Commercial Service (CS) was opened. Mayor Knapper stated that this has been asked to be deferred and brought back at a later date. Mayor Knapper made a motion to postpone this reading at the owner’s request, Alderman Dugger seconded and this was approved unanimously.

Reading of Resolution 05-12, a resolution to enter into a lease agreement for Town Hall for the Town of Nolensville. Counsel Notestine stated that the lease is basically the same as the previous lease that has been signed. He noted that the difference with this lease is a ninety-day clause which allows the town to notify the landlord within ninety-day's of moving. Mayor Knapper wanted to add that a meeting with TDOT today stated that the 1.9 mile by-pass could cost approximately \$100,000 per mile. TDOT wants to partner with Nolensville to construct the by-pass. The second item he noted was a meeting with School Superintendent Rebecca Schwab and this facility (Nolensville Elementary School) would become available in 2007. Alderman Felts made a motion to approve the resolution, Mayor Knapper seconded and this passed unanimously.

The Agenda Addendum was then addressed. First reading of Ordinance 05-21, an ordinance to approve a concept plan for a Planned Unit Development overlay known as the Reserve at Bent Creek Planned Unit Overlay. Counsel stated that this is the Reserve beside Bent Creek. He noted that this has gone before the Planning Commission and was passed. Mr. Eric Neely with the Bent Creek development addressed the board and stated they have been before the Planning Commission on two different occasions in regards to this Reserve. He noted that the biggest focus was on the connectivity between this piece of property and Bent Creek. He stated that the Planning Commission requirements were met. Mr. Woodroof noted that they would have to return to the Planning Commission to review a turning lane. Alderman Dugger asked for the vote from the Planning Commission. It was noted that they had voted unanimously in favor of the plan. Alderman Alexander asked if the property was sold would requirements be eliminated. Counsel stated that if criteria is within the minutes it is considered an "agreement", although the minutes must reflect the criteria. Alderman Alexander stated that we want to be assured that the road will go through and houses cannot be built up to it. It was noted that this could come back for second reading with these changes. Alderman Dugger noted that they did come to the town for a friendly annexation and if they would have gone to the county they could have built more homes. Alderman Curtsinger stated that this is a PUD. He stated that he did not understand why we are in such a big hurry to grant a PUD. Alderman Curtsinger stated that if you want a PUD, what concessions are you going to make. At the last workshop Alderman Felts said that he didn't want to see any other postage stamp subdivisions. This is exactly what this is. Alderman Curtsinger asked what you are going to give the town? Mr. Neely stated that he could have gone to the county and obtained approval for more homes. Alderman Dugger made a motion for approval, Alderman Alexander seconded and this passed with Aldermen Alexander and Dugger, and Mayor Knapper for, Aldermen Curtsinger and Felts against.

Discussion began in regards to the Code of Ethics. Alderman Dugger stated that it appears only four Board members have submitted their comments. Alderman Felts stated that once all the forms are submitted the board will sit down and review for a final document. Mayor Knapper asked that counsel review the final documents. Mayor Knapper stated that he would submit various dates to choose for meeting on this issue.

Mayor Knapper adjourned the meeting at 8:09 p.m.

Respectfully submitted,

Cindy Lancaster
Town Recorder

Approved,

Charles F. Knapper
Mayor